

## PART 2

## 8-200 ADDITIONAL STANDARDS AND REGULATIONS FOR SITE PLANS

## 8-201

## Applicability

This Part of Article 8 sets forth additional development standards and regulations for site plans. These standards and regulations are in addition to all other regulations and standards found in this Ordinance. Site plans are required for developments and uses as specified in Part 6 of Article 2. Requirements and procedures relating to site plan application, review and approval are in Part xx of Article 9.

## 8-202

### Minimum Standards and Improvements Required

## 1. Costs and Specifications

All improvements required by this Article shall be installed at the cost of the developer. Where cost sharing or reimbursement agreements between the County and the developer are appropriate, the same shall be recognized by formal written agreement prior to site development plan approval and shall be subject to VDOT review and acceptance. Where specifications have been established either by VDOT for streets, etc., or by this Ordinance for related facilities and utilities, such specifications shall be followed. The developer's performance bond shall not be released until construction has been inspected and accepted by the County and by the VDOT. Partial bond releases may be granted in accordance with Article **15.2-2241** of the Code of Virginia, 1950, as amended.

The Board of Supervisors delegates the authority for bonding including bond releases, reductions and extensions to the Director of Community Development.

## 2. Bonding and Agreement

Prior to issuance of any building permit there shall be executed by the owner or developer an agreement with the County to construct required physical improvements located within public right-of-way or easements or connected to any public facility, together with bond with surety approved by the Director in the amount of the estimated cost of the required physical improvements as

determined by the Director. The agreement and bond or condition shall provide for completion of all work with a specified time to be determined by the Director.

3. **Common Wall Housing**

Condominium and common wall housing projects of all types shall indicate on the plat those areas reserved for rental purposes and those areas reserved for sale purposes. All common wall housing projects shall be required to submit a subdivision plat showing all lots as required by the Subdivision Ordinance of Fauquier County.

4. **Right-of-Way Dedication**

Where the adopted Comprehensive Plan for Fauquier County indicates a proposed right-of-way greater than that existing along the boundaries of the site development plan, such addition of right-of-way shall be dedicated for public use when the plan is approved. Where a site plan is presented on public streets of less than 50 feet in width, additional right-of-way shall be a minimum of 20 feet.

5. **Street Standards**

- A. All street and highway construction standards and geometric design standards shall be in accord with those specified in the Subdivision Ordinance, unless such geometric design standards only are specifically modified by the Board.
- B. The Board may modify street geometric design standards for local, collector and minor loop streets provided:
  - 1. Off-street parking sufficient to accommodate the required parking ratio is provided to complement the street system.
  - 2. Approval of modification is obtained from the VDOT where applicable.

6. **Driveways, Service Roads**

- A. The pavement of vehicular traffic lanes or driveways, designed to permit vehicular travel on the site and to

and from adjacent property and parking areas, shall be not less than 20 feet in width.

- B. On any site bordering a primary, arterial or interstate highway, or adjacent to an existing service road in the Commonwealth of Virginia highway system, the developer, in lieu of providing travel lanes or driveways that provide vehicular travel to and from adjacent parking areas and adjacent property, may dedicate where necessary and construct a service road under County and Commonwealth of Virginia standards for such roads. In such event, the setback requirements shall be no greater if the service road is dedicated than the setback required without the dedication, except in no instance shall a building be constructed closer than 20 feet from the nearest right-of-way line.
- C. Upon satisfactory completion, inspection and only upon application by the developer, the County shall take the necessary steps to have such service road accepted by the VDOT for maintenance.

7. **Cul-De-Sacs**

- A. Cul-de-sac shall be designed and constructed in accordance with the street standards specified in the Subdivision Ordinance and may not be construed or employed as a parking bay, except as provided for in Part 4 of this Article.
- B. The desirable maximum length for cul-de-sacs is 700 feet, but this length may be extended within reasonable limits based on physical design conditions with the approval of the Director and, **if a public road**, the resident engineer for the VDOT. No cul-de-sac street shall be shorter than 200 feet in overall length including the turn-around or 100 feet in overall length exclusive of the turn-around.

8. **No Parking Signs**

- A. Where geometric design standards are modified from those required in the Subdivision Ordinance as set forth in paragraph 5, above, the developer shall be responsible for the placing of "No Parking" signs on all

travel lanes, driveways or streets to prohibit parking on such roads or driveways.

- B. Where cul-de-sac turnarounds are utilized under this modification, if the right-of-way radius is 50 feet and the paved radius is 40 feet, the developer shall install "No Parking" signs for the complete circle on both sides. If the right-of-way radius is increased to 60 feet and the paved radius is increased to 50 feet, parking on the turn-around may be permitted.

9. **Easements**

Adequate easement shall be provided for drainage and all utilities. Minimum easement width shall be ten feet. Where multiple structures or pipes are installed, the edge of the easement shall be five feet clear of the outside pipes. Where easements do not follow the established lot lines, the nearest edge of any easement shall be a minimum of five feet from any building.

10. **Drainage**

Adequate drainage for the disposition of storm and natural waters both on and off-site shall be provided. The extent and nature of both on-site and off-site treatment including on-site storm water retention, where deemed appropriate and necessary, are to be determined by the developer in conference with the Director and other agencies, as applicable, and in accordance with the Fauquier County Erosion and Sediment Control Handbook, as adopted on February 16, 1982.

11. **Erosion and Sediment Control**

- A. Provision shall be made for all necessary temporary and permanent erosion and sediment control measures both on and off-site, in accordance with the Fauquier County Erosion and Sediment Control Handbook, as adopted on February 16, 1982.
- B. Erosion and Sediment Control Plans as submitted under the Erosion and Sediment Control Ordinance shall be prepared in accordance with Chapters Three and Four and shall contain the elements listed and explained in

Chapter Six of the Virginia Erosion and Sediment  
Control Handbook, 1980, as amended.

**12. Utilities**

- A. Adequate provision shall be made by the developer for all utilities, both on-site and off-site. Design requirements shall be established by the developer in conference with the Director.
- B. Percolation tests and/or other methods of soil evaluation shall be the responsibility of the developer.
- C. When central water and/or sewer systems having sufficient capacity either exist or are proposed within a reasonable distance of the area of the site plan, provisions shall be made to connect to the system.
- D. All public facilities, utility and drainage easements outside the right-of-way of public streets or accessways are to be shown on the final site plan. Where it is necessary to place public utilities in public rights-of-way, a permit shall first be obtained from the Board or the Director for such installation. Utility installations to be installed in public streets and rights-of-way shall be coordinated with street construction plans and profiles approved by the VDOT resident engineer for Fauquier County and/or the Director.
- E. Where a development is to be served by central water and/or sewerage, the availability of connections adequate to serve the proposal shall be reserved by the developer, and fees required therefore paid and any agreements required by the provider of such services executed prior to site plan approval. Payment in full for such connections, or other arrangements acceptable to the provider of services shall be made prior to issuance of a building permit.
- F. The cost of providing reasonable and necessary sewerage, water, and drainage facilities, located outside the property limits of the land owned or controlled by the subdivider or developer but necessitated or required, at least in part, by the construction or improvement of his subdivision or development, shall

be in accordance with Section **15.2-2243** of the Code of Virginia.

**13. Sites for Public Facilities**

- A. Site development plans shall consider the provisions of suitable areas for parks, schools, open space and other public or private recreational uses, recognizing proposals for same in the Comprehensive Plan.
- B. The developer shall confer with the Director and/or other appropriate public officials of the County to ascertain if and when and in what manner such areas will be reserved for and/or acquired by the Board.
- C. This provision shall not be construed to preclude the dedication of any property for public use which is not included in the Comprehensive Plan, provided such property is acceptable to the County for dedication and maintenance.
- D. Facilities offering services to patrons in their cars (e.g., drive-in restaurants, banks, car washes) shall include adequate provisions for queuing on-site so as not to impede other traffic.

**14. Fire Hydrants**

Adequate fire hydrants and distribution systems shall be provided by the developer in areas where central or public water systems are adequate.

**15. Pedestrian Walk-Ways**

- A. Provision shall be made for sidewalks and pedestrian walk-ways which will enable patrons and/or tenants to walk safely and conveniently from one building to another within the site and to buildings and/or uses on adjacent sites as well.
- B. Where feasible, pedestrian underpasses or overpasses are to be encouraged in conjunction with major vehicle routes.
- C. Provision shall be made where appropriate for pedestrian walk-ways and equestrian ways in relation to

private and public areas of recreation and open space, e.g., schools, parks, gardens, and areas of similar nature.

- D. Connections shall be made whenever possible of all walk-ways and equestrian ways with similar facilities on adjacent development.

**16. Landscaping, Screening**

Landscape planting, screening, fences, walks, curbs, gutters and other physical improvements as required by Ordinance and the regulations of the VDOT shall be provided by the developer.

**17. Environmental Impact**

Adverse environmental impact of the development should be minimal. The criteria for determination is as follows:

- A. Water supplies - The impact will be deemed excessive if the Health Officer finds that the development will jeopardize the safety of present or future water supplies or that by reason of topography, soil type and condition, surface and subsurface drainage conditions, water table, history of failures of septic systems in adjacent areas, and the extent of septic development, there appears to be doubt of the proper functioning of septic systems with respect to contamination of water supplies.
- B. Lack of adequate drainage - Excessive environmental impact with respect to drainage shall be deemed to exist if surface or subsurface water retention and/or run-off is such that it constitutes a danger to the structural security of proposed dwelling units or other on-site or off-site structures. In addition, inadequate drainage shall be deemed to exist where proposed site grading and development creates harmful or damaging effects from erosion and siltation on downhill and/or downstream land and no adequate remedy is provided. Recommendations are to be requested from the John Marshall Soil and Water Conservation District based on the evaluation of submitted Sedimentation and Erosion Control Plan.

- C. Tree masses and large individual trees should be preserved wherever possible.
- D. Wherever possible, utility lines should be placed underground.
- E. All major streams and rivers, especially those upon which flood control, water impoundment and recreation facilities are located or planned, should be left in their natural Commonwealth of Virginia where adequate or improved to provided for the maintenance of water quality standards.

18. **Fencing**

Appropriately designed security fencing shall be provided to surround any use where necessary for the protection of neighbors and/or the public. In applying this requirement, the character of the use in question shall be considered, as well as the current use and zoning of land in the immediate vicinity.

19. **Maintenance**

All site improvements required by this Ordinance and other regulations as shown on an approved site plan shall be maintained in a safe, serviceable and attractive condition for as long as the use initially proposed or subsequent replacement uses continue. Such improvements shall include, but are not limited to paving, drainage, water and sewerage facilities, entrances and appurtenances, grass, landscaping and screening.

20. **Outdoor Lighting and Street Lights**

Required lighting plans shall be prepared by qualified electrical engineers and shall incorporate the latest accepted design criteria. Plans shall conform with **Parts 6 and 13** of this Article and in addition will conform to the following:

- A. Residential uses requiring site plan approval shall be required to provide lighting for parking areas and pathways as well as streets directly associated with the development. Such plans will conform to current accepted standards.



- B. Light sources on-site must be shielded from direct view from adjacent property and roads.
- C. No light source adjacent to a Commonwealth of Virginia highway may be of an intensity so that it constitutes a distraction or irritant to passing traffic.
- D. Commercial uses conducting regular business after dark shall have appropriate safety lighting in parking areas and along pathways leading from these areas to the buildings.

**8-203**

**Public Acceptance of Improvements, Easements, Right-of-way or Other Public Dedication**

- 1. The approval of a site development plan or the installation of the improvements as required in this Ordinance shall not obligate the County to improvements for maintenance, repair or operation. Acceptance shall be subject to County and/or Commonwealth of Virginia regulations, where applicable, concerning the acceptance of each type of improvement.
- 2. No public easement, right-of-way or public dedication shown on any site development plan shall be accepted for dedication for public use until such proposed dedication shall first be approved by the Board and evidence of such approval shown on the instrument to be recorded.

**8-204**

**Construction**

- 1. One set of approved plans, profiles and specifications shall be at the site at all times when work is being performed.
- 2. County and Commonwealth of Virginia agencies responsible for the supervision and enforcement of this Ordinance shall periodically inspect the site during the period of construction.
- 3. Upon completion of all required improvements shown on the approved site plan, the developer shall submit to the Director six copies of the completed as-built site plan or building location plat certified by an engineer, architect or surveyor. The "as-built site plan" shall be submitted at least one week prior to the anticipated occupancy of any building for review and approval by the Director for conformity with the approved site plan and the ordinances and the regulations of Fauquier

County and Commonwealth of Virginia agencies. This requirement may be waived by the Director in cases in which no public facilities are required or where all public facilities are accepted by the agency which will operate same, and where no further useful purpose would be served by preparation of as-built plans.

4. Upon compliance with the terms of this Ordinance and the satisfactory completion of construction, the Director shall prepare a certificate of approval. Certificates of approval, upon ratification by the Board shall release all bonds which may have been furnished.

**PART 3        8-300 PRIVATE STREET REGULATIONS**

**8-301        Applicability**

**Two types of private streets are permitted in order to allow a wider range of development options in Fauquier County and, in the rural areas by allowing non-paved roads, to better protect the environment and to lower the economic costs of small-scale subdivisions of land. The types of private streets listed in Section 8-302 below may be allowed to provide access to residential, agricultural, farming and forestal uses that are primary uses in the Rural and Residential Zoning Districts, subject to the standards set forth in this Part of Article 8 and to other applicable regulations in this Ordinance and the Fauquier County Subdivision Ordinance. Regulations applying to private roads and travelways to support commercial, industrial and other uses requiring site plans are in Part 2 of this Article.**

**8-302        Private Streets**

**Except as qualified in the Subdivision Ordinance, Type I and Type II private streets are permitted in Commercial and Industrial zones. Private streets are prohibited for residential subdivisions except under the following circumstances:**

- 1.        Type I private streets are permitted in the RA and RC zones. A special exception may be obtained in accordance with Section 8-128 permitting the use of Type I private streets in any residential zone.**
- 2.        Type II and Type III private streets are permitted in the RA and RC zones only for those single-family divisions which are not defined as subdivisions in Paragraph 2-39 of the Subdivision Ordinance (i.e., large lot and family transfer subdivisions) and those subdivisions which qualify for administrative approval in accordance with paragraph 3-1 of the Subdivision Ordinance. A special exception permitting Type II or Type III private streets may be obtained in accordance with Section 8-127 for other subdivisions in the RA and RC zones or in any residential zone pursuant to Section 8-128.**
- 3.        Resubdivision of substandard subdivisions in accordance with Section 8-1000 or 8-1006.**

### **8-303            Limitations**

The following limitations shall apply unless modified in accordance with Section 8-304 below:

- A. Private streets within a development shall serve only that development. They shall not be allowed to provide through access to adjacent properties or other developments.**
- B. The private street must connect directly to a Commonwealth of Virginia maintained street.
- C. The right-of-way for private streets, **except those serving for conveyance to family members under provisions of Section 15.2244 of the Code of Virginia**, shall be a minimum of 40 feet in width.
- D. No private street shall be approved which traverses a lot except where the portions of the lot on either side of the new street satisfy the minimum **lot size and street frontage** requirements of this Ordinance.

### **8-304            Modifications to Limitations**

An applicant may request **from the approving authority** modifications to the private street limitations set forth above in conjunction with a request for a special exception permit, site plan approval or subdivision plan approval provided the applicant can show that no other remedy is realistically feasible, that plausible alternatives have been exhausted, that to not so modify the applicable limitation(s) would place an unreasonable restriction on the use of the property. **The approving authority for modification requests shall be the same as the approving authority for the type of application being considered.**

### **8-305            Design Standards and Construction Standards**

#### **1. Urban and Suburban Private Local Collector Street (Type I)**

Type I private streets shall be **paved** and shall be designed and constructed to meet the minimum applicable requirements as contained in the Subdivision Ordinance. Type I private streets shall be constructed in accordance with approved plans and profiles. A

performance bond will be required to ensure proper and complete construction.

2. Rural Private Access and Local Collector Streets (Type III)

There are no design and construction standards for Type III private streets.

**8-306 Ingress and Egress Easements**

Ingress and Egress Easements for public emergency and maintenance vehicles shall be granted to the County for all private streets within a development. Such easements shall be recorded with the instruments **of subdivision** which create the private streets.

**8-307 Ownership, Care and Maintenance**

In the case of Type I private streets the required right-of-way to an existing Commonwealth of Virginia maintained street shall be owned in fee simple by the homeowners association **for all private streets documents shall be submitted for County review and approval at the time of subdivision indicating rights-of-way and easements as appropriate and establishing in a manner acceptable to the County the form of maintenance for the streets.**

The final plat of any subdivision containing a private street shall have boldly printed thereon and be included as a covenant in each deed for a lot in the subdivision the following statement:

THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF COMMONWEALTH OF VIRGINIA HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE.

**Public Streets**

**Design and Construction Standards for Public Streets**

**Public streets shall be required for all development except as set forth in Section 8-302 above. Such facilities shall be designed and constructed to Type I standards meeting the minimum applicable requirements contained in Appendix C of the Code, the Subdivision Ordinance, and dedicated to public use unless a special exception waiving this requirement is granted in accordance with Section 8-128.**

**PART 4                      8-400 OFF-STREET PARKING AND LOADING SPACE**

**8-401                      Applicability**

In all **zoning** districts all structures built and all uses established hereafter shall provide accessory off-street parking and **loading space** in accordance with the following regulations. When an existing structure or use is expanded, accessory off-street parking **and loading space** shall be provided in accordance with the following regulations for the area or capacity of such expansion. The provisions of this Part shall not be deemed to apply to motor vehicle storage or display parking areas associated with a vehicle sale, rental and service establishment.

**8-402                      General Parking Provisions**

1. All required off-street parking spaces shall be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification and is under the same ownership. **However**, where there are practical difficulties or if the public safety and/or public convenience would be better served by a location other than on the same lot or a contiguous lot, the **Director**, acting upon a specific application, may authorize such alternative location subject to the following conditions:
  - A. Such required space shall be located on land in the same ownership as that land on which the use to which such space is accessory or, in the case of the cooperative provision of parking spaces, as provided in Paragraph 3 below, in the ownership of at least one of the participants in the combination, and
  - B. Such required space shall **generally** be located within 500 feet walking distance of a building entrance to the use that such space serves.
2. No off-street parking facilities for a structure or use permitted only in a Commercial or Industrial District shall be located in a Residential or Rural District.
3. Required off-street parking spaces may be provided cooperatively for two or more uses, subject to arrangements

that will assure the permanent availability of such spaces to the satisfaction of the **Director**. The amount of such combined space shall equal the sum of the amounts required for the separate uses, provided, however, that the **Director** may reduce the total number of parking spaces required by strict application of said requirements when it can be determined the same spaces may adequately serve two or more uses by reason of the hours of operation of such uses.

4. In those instances where a proposed neighborhood retail commercial use is located with an orientation toward pedestrian or bicycle traffic, the **Director** may reduce the number of off-street parking spaces by up to twenty (20) percent of the number otherwise required by the strict application of the provisions of this Part.
5. All required off-street parking spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the **Director** in accordance with the provisions of this Ordinance.
6. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the use to which such parking is accessory.

No motor vehicle repair work except emergency service shall be permitted in association with any required off-street parking facilities.

7. All off-street parking space shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the VDOT.
8. All off-street parking areas, including aisles and driveways with a required capacity of four or more vehicles, except those required for a single-family detached dwelling, shall be constructed and maintained with a dustless surface. For **minor** site plans the Director may exempt from this provision off-street parking areas, including their related aisles



and driveways, upon a finding that such facilities are for a temporary purpose, or will serve uses which are low or infrequent traffic generators provided, however, that such areas shall be graveled and maintained in accordance with standards approved by the Director. In other cases, including **major** site plans, the **BZA** may grant similar exemptions under the same **criteria**.

9. In no event shall the required dimensions of any off-street parking areas be less than those presented.
10. All lighting fixtures used to illuminate off-street parking areas shall be designed to comply with performance standards **set forth in Parts 6 and 13 of this Article** relative to glare of the zoning district in which such area is **located and to outdoor lighting standards**. Such areas shall not be lighted at any time other than during the same hours that the use to which the parking is appurtenant is open for business, except for necessary security lighting.
11. **The Director shall have the right to determine the required number of parking spaces for uses not specifically listed in the following sections, based upon the most similar use(s) that are listed and upon the most recent editions of the Institute of Transportation Engineers (ITE) Trip Generation and Parking Generation Manual, as well as upon other applicable technical documents. Such determination by the Director shall be in writing and may be appealed to the BZA in accordance with Article 9.**
12. All special purpose parking and loading spaces shall be clearly marked to indicate their purpose (loading, trucks, etc.). Deceleration lanes, urban cross section frontage improvements and on-site travel lanes (where appropriate) shall be posted "No Parking" in accordance with VDOT regulations.

**8-403**

**Minimum Required Parking Spaces for Residential,  
Lodging and Institutional Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Dormitory, fraternity or sorority house or other residence hall:

One (1) space per two (2) sleeping accommodation based on the occupancy load of the building, plus one (1) additional space for each house-mother, manager or employee.

2. Dwelling, single family detached:

Two (2) spaces per unit, provided that only one (1) such space must have convenient access to a street. **Garage and improved driveway parking spaces count towards required spaces.**

3. Dwelling, single family attached:

A. Two **and one-half** (2.5) spaces per unit, provided that only one (1) such space must have convenient access to a street. **Garage and paved driveway parking spaces count towards required spaces.**

B. Plus one (1) space, on or off-street, per each two (2) units for visitors.

C. Plus one (1) per each five (5) units for parking of residents' boats, recreational vehicles, etc. One-half (1/2) of such spaces shall not be less than 12 feet by 30 feet.

4. Dwelling, multi-family:

A. Two (2) spaces per unit.

B. Plus one (1) space, on or off-street, per each three (3) units for visitors.

C. Plus one (1) space per each five (5) units for parking of residents' boats, recreational vehicles, etc. One-half (1/2) of such spaces shall be not less than 12 feet by 30 feet.

5. Hotel, motel:

One (1) space per rental unit, plus such spaces as are required for restaurants, assembly rooms and affiliated facilities as determined by the Director.

6. Manufactured home:

One and one-half (1 1/2) spaces per unit.

7. Medical care facility, continuing care facility, residential care (nursing or convalescent facility):

One (1) space per three (3) residents plus one **and one-half (1.5)** additional space for each **day shift** employee.

**Residential units in a continuing care facility shall meet the parking requirements for the type of dwelling unit as specified above.**

8. Place of Worship:

One (1) space per four (4) seats in the principal place of worship, provided that the number of spaces thus required may be reduced by not more than fifty (50) percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of service to make up the additional spaces required.

9. Tourist house, boarding house, rooming house:

One (1) space for **each** guest accommodations **in addition to the requirements for the dwelling unit.**

**8-404**

**Minimum Required Parking Spaces for Commercial, Recreation and Amusement and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Automobile service station: **without mini-mart/convenience store**

Two (2) spaces per **service** bay, plus one (1) space per employee, but never less than five (5) spaces.

2. **Automobile/truck service station/mini-mart, combination service station/quick-service food store:**

**Two (2) spaces per service bay, plus 6.5 spaces per 1,000 square feet of GFA devoted for retail use.**

3. Bowling alley:

Four (4) spaces per alley, plus one (1) space per employee, plus such additional spaces as may be required herein for affiliated uses such as restaurants.

4. Business service and supply service establishments:

One (1) space per 300 square feet of GFA.

5. Convenience store:

One (1) space per 200 square feet of **GFA** for the first 1,000 square feet, plus six (6) spaces for each additional 1,000 square feet. As an additional requirement, any such store on or within 1000 feet of U.S. Routes 17, 29, 50 and 211, Interstate Route 66, and Virginia Route 28 (except streets designated as Business Routes by the VDOT), space **shall be provided** for parking not less than two (2) tractor/semi-trailer units, including adequate entrances and circulation provisions for such vehicles.

6. **Distribution center:**

**One (1) space per two employees on the maximum shift, or one (1) space per 3,000 square feet of GFA, whichever is the greater. This requirement can be reduced at the discretion of the Director.**

7. Eating establishments **and restaurants:**

One (1) space per four (4) seats, plus one (1) space per two employees where seating is at tables, and/or one (1) space per two (2) seats, plus one (1) space per two (2) employees where seating is at a counter.

8. Eating establishments: **fast food**, drive-in with no seating:

One (1) space per sixty (60) square feet of **GFA** with a minimum of ten (10) spaces, **plus eleven (11) vehicle stacking spaces for the drive-in window with a minimum of five (5) such spaces designated for the ordering stations. Such spaces shall be designed so as not to impede pedestrian or vehicular movement.**

9. **Eating establishments: fast food, drive-in with seating:**

**One (1) space per four seats for table and/or counter seating; plus one (1) space per two employees. In addition there shall be eleven (11) vehicle stacking spaces for the drive-in window with a minimum of five (5) such spaces designated for the ordering stations. Such spaces shall be designed so as not to impede pedestrian or vehicular movement.**

10. Financial institutions:

One (1) space per 250 square feet of **GFA**.

11. Financial institutions with drive-in windows:

One (1) space per 250 square feet of **GFA**, plus sufficient area for eight (8) stacking spaces for the first drive-in window and two (2) stacking spaces per each additional window.

12. Furniture or carpet store:

One (1) space per 500 square feet of **GFA**, plus one (1) space for each employee.

13. Medical or dental clinic:

Four (4) spaces per examination or treatment room, plus one (1) space for each doctor and employee.

14. Medical, dental practitioner's office:

Six (6) spaces per practitioner.

15. Office:

**Three** and one-half (**3 1/2**) spaces per 1000 square feet of GFA, plus one (1) space per company vehicle.

16. Outdoor sales/display area other than vehicle sales, rental and service establishments:

One (1) space per 500 square feet of open sales/display area plus one (1) space per employee.

17. Personal service establishment:

One (1) space per 200 square feet of GFA.

18. Recreational facility other than theater, auditorium, stadium, bowling alley or swimming pool:

One (1) space per three (3) seats or three (3) persons based on the occupancy load, plus one (1) space per employee.

19. Repair service establishment:

One (1) space per 200 square feet of GFA.

20. Retail sales establishment except furniture or carpet store:

One (1) space per 200 square feet of **GFA** for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet.

21. Shopping center:

- A. 100,000 square feet of GFA or less: 4.3 spaces per 1,000 square feet of GFA;
- B. Greater than 100,000 square feet of GFA but equal to or less than 400,000 square feet of GFA: 4 spaces per 1,000 square feet of GFA;
- C. Greater than 400,000 square feet of GFA: one space per 200 square feet of net floor area (NFA) for the first 1,000 square feet, plus six spaces per each additional 1,000 square feet of NFA

For purposes of determining which category above shall be used, the shopping center area shall include any GFA devoted to offices and eating establishments.

22. Swimming pool, commercial:

One (1) space per four (4) persons lawfully permitted in the pool at one time, plus one (1) space per employee.

23. Swimming pool, community

One (1) space for every seven (7) persons lawfully permitted in the pool at one time, plus one (1) space per employee, subject

to a lesser number determined by the Director in accordance with the number of members who are within a reasonable walking distance of the pool.

24. Tennis club:

Four (4) spaces per court, plus such additional spaces as may be required herein for affiliated uses such as restaurants.

25. Theater, auditorium or stadium:

One (1) space per four (4) seats or similar vantage accommodation provided, plus one (1) space per two (2) employees.

26. Vehicle sale, rental and service establishments:

One (1) space per 500 square feet of enclosed sale/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces

27. **Vehicle** wash:

Four (4) spaces per bay/stall, plus one (1) space per employee for self-service establishment or one (1) space per employee, plus sufficient area for ten (10) stacking spaces per bay/stall for an automated establishment.

28. Wholesale trade establishment:

One (1) space per 1.5 employees, plus one (1) space per company vehicle, but with a minimum of one (1) space per 1000 square feet of GFA.

**8-405**

**Minimum Required Parking Spaces for Industrial and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. **Industrial and/or** manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto:

One (1) space per 1.5 employees on major shift, plus one (1) space per company vehicle and piece of mobile equipment.

2. Scientific research and development establishment:

Four and one-half (4 1/2) spaces per five (5) employees based on the occupancy load, plus one (1) space per company vehicle.

3. Warehousing, heavy equipment storage yard, lumber and building material yard, motor freight terminal or junkyard:

One (1) space per 1.5 employees on major shift, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time.

**8-406**

**Minimum Required Parking Spaces for Other Uses**

Minimum off-street spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Airport, air park, airfield:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time.

2. Ambulance service or rescue squad:

Adequate space to accommodate all motor vehicles operated in connection with such use and two (2) additional parking spaces per each such vehicle.

3. College or university:

Based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but in no instance less than one (1) space per faculty and staff member and other full-time employees, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time.



4. Cultural center, museum or similar facility:

One (1) space per 300 square feet of GFA.

5. Country club:

One (1) space per four (4) members based on maximum anticipated membership.

6. Funeral chapel, funeral home:

One (1) space per four (4) seats in the main chapel or parlor, plus one (1) space per two (2) employees, plus one (1) space for each vehicle used in connection with the business.

7. Group day care facility, day care center, nursery school, school of general education or school of special/**technical** education:

Two (2) spaces per each three (3) employees, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal operating conditions.

8. Heliport:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time.

9. Helistops:

A minimum of five (5) spaces per commercial helistops and a minimum of two (2) spaces for noncommercial helistops.

10. Hospital:

One (1) space per two (2) beds, plus 1.5 spaces per each emergency room examination table or bed, plus one (1) space per employee on the major shift other than doctors, plus one (1) space per doctor assigned to the staff.

11. Institution providing intensive special medical/mental care or welfare institution:

One (1) space per two (2) patients based on the occupancy load, plus one (1) space per employee or staff member on a major shift.

12. Library:

One (1) space per 2.5 patrons based on the occupancy load, plus one (1) space per employee on a major shift.

13. Private, civic, fraternal club or lodge:

One (1) space per three (3) members based on maximum anticipated membership.

14. Public utility establishment:

One (1) space per 1.5 employees on the major shift, plus one (1) space per company vehicle.

15. School, elementary, middle or intermediate:

Based on a review by the Director, **in consultation with the Superintendent or his designee**, of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs and student-teacher ratios and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but no less than one (1) space per faculty and staff member and other full-time employee, plus four (4) spaces for visitors.

16. School, secondary:

Based on a review by the Director, **in consultation with the Superintendent or his designee**, of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs and student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but no less than one (1) space per faculty and staff member and other full-time employee, plus one (1) space per eight (8) students, based on the maximum number of students attending classes at any one time.

Article 8-Additional Regulations and Standards  
Planning Commission Draft  
Final Draft

1. All required off-street loading spaces shall be located on the same lot as the use served, provided that the Director may waive such location requirement in those instances where the provisions of Paragraph 2 are satisfied.
2. Required off-street loading spaces may be provided cooperatively for two or more uses, subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the Director.
3. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in either of the following circumstances:
  - A. Such space may be reduced by the amount to which other space, conforming to the provisions of this Ordinance, is provided for the use that is involved, or
  - B. Such space may be reduced in an amount justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant.
4. No loading space or berth shall be located within forty (40) feet of the nearest point of intersection to the edges of the travel-way or the curbs of any two streets.
5. No loading space or berth shall be located in a required front yard, and any loading space or berth located in a required rear yard shall be either underground or open to the sky.
6. No required off-street loading area shall be used to satisfy the space requirement for any off-street parking facilities, and no loading area shall be so located as to interfere with the free circulation of vehicles in any off-street parking area.
7. No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street loading facility.
8. All off-street loading spaces shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed

and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with adopted specifications.

9. All off-street loading areas including aisles and driveways shall be constructed and maintained with a dustless surface.
10. In no event shall the required dimensions be less than fifteen (15) feet wide and fifteen (15) feet high, except that where one (1) such loading space has been provided, any additional loading space lying, alongside, contiguous to and not separated from such first loading space need not be wider than twelve (12) feet. The length of each required space shall be determined by the Director, based on the type(s) of vehicles which can be expected to use such spaces.
11. All lighting fixtures used to illuminate off-street loading areas shall be designed to comply with the performance standards relative to glare of the zoning district in which such area is located.
12. Where a given use or building contains a combination of uses as set forth in the following Sections, loading facilities shall be provided on the basis of the sum of the required spaces for each use.
- 13. The Director shall have the right to determine the required loading spaces for uses not specifically listed in the following sections, based upon the most similar use(s) that are listed and upon applicable technical documents. Such determination by the Director shall be in writing and may be appealed to the BZA in accordance with Article 9.**
14. If there is uncertainty with respect to the amount of loading space required by the provisions of this Ordinance as a result of an indefiniteness as to the proposed use of a building or land, the maximum requirements for the general type of use that is involved shall govern.
15. Uses for which off-street loading facilities are required by this Part, but which are located in buildings that have a GFA that is less than the minimum above which off-street loading facilities are required shall be provided with adequate receiving facilities as determined by the Director.

16. Notwithstanding the standards set forth in Sections 8-403, 8-404 and 8-405 below, in no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director.

**8-408 Minimum Required Loading Spaces, Residential, Lodging and Institutional Uses**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided as follows:

- 1 Dwelling, multiple- family:

One (1) space for the first 25,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

2. Hotel, motel:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

3. Medical care facility, continuing care facility, residential care (nursing or convalescent facility):

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

**8-409 Minimum Required Loading Spaces for Commercial, Recreation and Amusement, and Related Uses**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Bowling alley and other similar recreational establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

2. Business service and supply establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

3. Eating establishments:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 25,000 square feet or major fraction thereof.

4. Financial institutions:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

5. Office:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

6. Personal service establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.

7. Repair service establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

8. Retail sales establishment

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.

9. Vehicle sale, rental and service establishment:

One (1) space for the first 5000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

10. Wholesale Trade Establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

**8-410**

**Minimum Required Loading Spaces for Industrial and Related Uses**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Industrial and/or manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, testing, repair or storage of materials, goods or products, and business offices accessory thereto:

One (1) space for the first 5000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

2. Scientific research and development establishment:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

3. Warehousing, heavy equipment storage yard, lumber and building material yard, motor freight terminal or junkyard:

One (1) space for the first 5000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

**8-411**

**Minimum Required Loading Spaces for Other Uses**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided as follows:

1. College or university:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

2. Funeral chapel, funeral home:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

3. Hospital:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

4. School, elementary, intermediate and secondary:

One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.